38th ANNUAL REPORT

MARCH 31st, 1992

ONTARIO FOOD TERMINAL BOARD

93-01626/

CONTENTS:

Submission to the Ontario Minister of Agriculture and Food
Statement of Operations years ended March 31, 1992 and 1991
Balance Sheet March 31, 1992
Statement of Retained Earnings years ended March 31, 1992 and 1991
Statement of Changes in Financial Position 1992 and 1991
Notes to Financial Statements March 31, 1992
Mandates and Objectives of the Board
Market Contributes
New Gate System
Market Profile
Market Activity
Market Participants
Farmers Market leaseholders
Warehouse leaseholders
Office leaseholders, short term leaseholders — restaurants, the Board and Staff

ONTARIO FOOD TERMINAL BOARD

165 The Queensway
Toronto, Ontario
M8Y 1H8
(416) 259-5479

August 18, 1992

The Honourable Elmer Buchanan
Minister of Agriculture and Food
Parliament Buildings
Queen's Park
Toronto, Ontario

Dear Sir:

I am pleased to submit the thirty-eighth annual report of the Ontario Food Terminal Board for the fiscal year ended March 31, 1992.

The financial statements on the following pages show the Fiscal 1992 results compared with the previous year ended March 31, 1991.

The Board experienced an operating loss of $169,554 in Fiscal 1992 compared with an operating profit of $79,056 the year before.

The major factors contributing to the loss were the labour dispute involving one of the Board's tenants and its employees which resulted in a large increase in legal and wage costs and the Board's inability to rent a section of its short term warehouse space. The costs attributable to the labour dispute were $69,000 and the loss of rent revenue was $98,000.

In its first year of operation, the addition to the Board's cold storage was not fully utilized. The gain in sales was 25%. This fell short of the Board's projection of a 60% gain for the year. This decline in expected revenue was offset by lower than budgeted expenses.

In order to facilitate entry into the Terminal and keep out unauthorized buyers, the Board installed a new computer controlled card access system at its vehicle entrance and its parking deck. The revenue from the sale of those access cards to buyers is included in the Board's cash flow for the period. The Board's total cash flow was $597,142 for Fiscal 1992 compared with $456,004 in the previous year.

Tonnage at the Terminal for Fiscal 1992 declined by 2% to 825,000 tons. The comparable tonnage for Fiscal 1991 was 842,000 tons. This decline is because of the continued softness in the retail grocery trade.

The Board would like to thank its tenants, buyers and suppliers for their support during the year.

Yours sincerely,
ONTARIO FOOD TERMINAL BOARD

C. E. Carsley
General Manager

STATEMENT OF OPERATIONS

Year ended March 31, 1992.	1992	1991
REVENUE	$	$
Rents	3,884,792	3,569,607
Cold storage	1,243,423	992,588
Entrance fees	521,565	501,158
Buyers access cards	25,165	—
Other income	8,143	4,304
Services	5,669	3,949
	5,688,757	5,071,606
EXPENSES		
Salaries and benefits	1,960,572	1,863,041
Realty and business taxes	1,036,105	958,092
Waste removal	756,209	638,031
Amortization	500,891	376,948
Interest expense — demand loans (Note 4)	434,868	200,987
Electric power	277,682	207,254
Repairs and maintenance	273,023	270,270
Operating supplies and expense	143,642	114,170
Legal services	118,163	41,930
Office expenses	70,143	63,154
Fuel	67,476	66,701
Insurance	55,755	53,527
Miscellaneous contract services	50,378	45,706
Water	37,997	33,281
Rent expense — Hydro land	32,040	27,931
Board members' fees and expenses	24,550	27,239
Miscellaneous expenses	18,628	4,288
Bad debts	189	—
	5,858,311	4,992,550
Operating income (loss)	(169,554)	79,056
Discontinued capital projects (Note 6)	—	(183,975)
LOSS FOR THE YEAR	(169,554)	(104,919)

The accompanying notes are an integral part of these financial statements.

BALANCE SHEET

March 31, 1992

ASSETS

	1992 $	1991 $
Current		
Cash	—	6,580
Accounts receivable	337,528	258,296
Prepaid expenses	22,419	75,059
	359,947	339,935
Capital assets (Note 3)	11,779,187	11,144,892
	12,139,134	11,484,827

LIABILITIES AND RETAINED EARNINGS

	1992 $	1991 $
Current		
Bank Indebtedness	147,492	—
Demand loans (Note 4)	6,592,037	6,024,704
Accounts payable and accrued liabilities	294,155	383,785
Deferred revenue (Note 5)	428,037	229,371
Deposits	174,812	174,812
	7,636,533	6,812,672
Retained Earnings	4,502,601	4,672,155
	12,139,134	11,484,827

The accompanying notes are an integral part of these financial statements.

STATEMENT OF RETAINED EARNINGS

for the year ended March 31, 1992

	1992	1991
	$	$
Retained earnings, beginning of year	4,672,155	4,777,074
Loss for the year	(169,554)	(104,919)
Retained earnings, end of year	4,502,601	4,672,155

STATEMENT OF CHANGES IN FINANCIAL POSITION

for the year ended March 31, 1992

	1992	1991
	$	$
Cash provided by (used in)		
Operating activities		
Loss for the year	(169,554)	(104,919)
Amortization	500,891	376,948
Discontinued capital projects	—	183,975
	331,337	456,004
Net change in non-cash working capital balances	82,444	(203,257)
	413,781	252,747
Investing activities		
Acquisition of capital assets	(1,135,186)	(4,417,382)
Financing activities		
Increase in demand loans	567,333	4,253,000
Increase (decrease) in cash during the year	(154,072)	88,365
Cash (bank indebtedness), beginning of year	6,580	(81,785)
Cash (bank indebtedness), end of year	(147,492)	6,580

NOTES TO FINANCIAL STATEMENTS

March 31, 1992

1. NATURE OF BUSINESS

The objects of the Board include the creation and operation of a wholesale fruit and produce market and the acquisition and operation of facilities for the transportation and handling of fruit and produce. To meet these objects, the Board leases land and buildings to wholesalers and growers.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared by management in accordance with generally accepted accounting principles.

a. Capital Assets

Capital assets are recorded at cost. Amortization on the capital assets is provided on a straight line basis over their estimated useful lives as follows:

Land Improvements	10 years
Buildings	40 years
Equipment	5 years
Parking deck and retaining wall	40 years
Parking deck expansion joints	10 years

b. Interest expense relating to major capital expenditures is capitalized by a charge to capital asset additions when significant interest costs will be incurred before the capital facility commences operation.

3. CAPITAL ASSETS

	1992			1991
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
	$	$	$	$
Land	275,604	—	275,604	275,604
Land Improvements	1,918,541	1,408,675	509,866	527,507
Buildings	12,826,110	4,383,687	8,442,423	3,173,223
Equipment	2,070,869	1,572,003	498,866	377,864
Parking deck and retaining wall	2,350,697	587,774	1,762,923	1,826,707
Parking deck expansion joints	120,730	6,037	114,693	—
Construction in progress	174,812	—	174,812	4,963,987
Total	19,737,363	7,958,176	11,779,187	11,144,892

Interest capitalized during the year and included in buildings was $150,429 ($287,075).

4. DEMAND LOANS

	1992	1991
Demand loans comprise the following:		
Demand loan bearing interest at the prime rate	$ 500,000	$ 60,000
Demand loan bearing interest at the prime rate and guaranteed by the Province of Ontario. It must be fully repaid by December 31, 1996	1,258,704	1,414,704
Demand loan bearing interest at prime rate plus 1/4% and supported by a Letter of Understanding not to sell, further mortgage or otherwise encumber property located at 165 The Queensway	4,833,333	4,550,000
	$6,592,037	$6,024,704

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of entrance fees, stall rentals, parking rentals, buyers cards and office rentals.

6. DISCONTINUED CAPITAL PROJECTS

In 1991 the proposed expansion of the parking deck and the development of "C Unit" produce selling units was deferred indefinitely. Consequently the net related cost of these projects was charged against operations for the prior year.

7. COMPARATIVE FIGURES

Certain figures presented for comparative purposes have been reclassified to conform to the current year's presentation.

THE MANDATES AND OBJECTIVES OF THE ONTARIO FOOD TERMINAL BOARD

The original mandate of the Board is to acquire, construct, equip and operate a produce market in the County of York and to acquire and operate such facilities for the transportation and handling of produce as may be necessary for the purposes of the Terminal.

The Board acts as a landlord and leases land, warehouse units, offices and other facilities to farmers, wholesalers and allied services. The Board operates a cold storage facility for the use of the wholesale tenants and farmers and provides a team track area for railway cars.

In addition, the Board has the following overall objectives:

- To try and ensure that the market operates efficiently in order that high quality produce can be provided to the Ontario consumer at competitive prices.

- To provide a central marketplace for Ontario growers and produce wholesalers to sell their produce directly to the wholesale and retail trade.

- To foster, through controlled buying hours and regulated shipping policies, a competitive market place where buyers and sellers can freely negotiate prices and terms of sale.

- Maintain a good working relationship with the wholesale tenants, growers and buyers.

- Ensure that the market is properly maintained so that Ontario retailers and institutions will continue to use the market as a major source of supply for fresh produce.

- Ensure that the cash flow from operations is sufficient to cover expenses including all capital and maintenance expenditures.

THE MARKET CONTRIBUTES

For the Christmas season, Terminal Wholesalers donate produce which is then packed into hampers and distributed to needy families throughout Metro. Last year 2,000 hampers similar to the one held by Leo Petre were given out.

At the Ontario produce gala dinner, the industry raises money for the Hospital for Sick Children. The picture at right shows Adrian Huisman, the Vice Chairman of the Ontario Fresh for Flavour Foundation Corp., giving a cheque for $20,000 to a representative from the Hospital.

NEW GATES

View of Front Gate showing tractor trailer using cash gate while buyers use two of the three card access gates.

Buyer using the lower of the two card readers at the Front Gate.

Office tenant using the card access gate on the Parking Deck.

MARKET PROFILE

The Board adopted a cost centre approach to the operation of the Terminal in 1984. This system identifies nine cost centres and allocates expenses and revenues to each cost centre.

SHORT TERM LEASEHOLDERS

This area is located in the basement of the old cold storage building. Access and egress is provided by stairs and freight elevators. This area is ideally suited for jobbers or for dry storage space. The area totals 15,808 square feet.

RESTAURANTS

Two restaurants are located within the Terminal. A large full service restaurant is located in the Farmers' Market. The restaurant seats 110 patrons. A takeout facility is located on Market level for light snacks and beverages. The second restaurant is located at the Southwest corner of the North B Unit on dock level. This restaurant provides full meals and takeout services.

COLD STORAGE

The Cold Storage encompasses 90,000 square feet of cooler space on two levels; a main floor and a basement level. Access to the basement level is via freight elevators. Temperatures are computer controlled with rooms generally set at either 32 F or 40 F. Space is rented per pallet, weekly or monthly. The Board provides receiving staff and the customer staff makes the withdrawals.

FARMERS' MARKET

We have 550 stalls available for lease on either a semi-annual (January-June or July-December) or annual period (July-June). In addition, space is rented on a daily or monthly basis. All spaces are leased. The Market operates on the basis that any leaseholder who so wishes may occupy a stall other than the stall they lease as long as the actual leaseholder of the stall does not take occupancy 15 minutes prior to the opening. With this system, stalls are used in an efficient manner. Monthly growers and then daily growers are allowed to occupy vacant stalls.

Currently we have three classifications of leaseholders:

1. GROWER — A person who sells only produce grown on his/her farm.
2. GROWER/DEALER — A person who sells produce from his/her own farm and produce grown on someone else's farm.
3. DEALER — A person who only sells produce grown by others.

Leaseholders arrive at the Market from many regions of Ontario. We have tenants from as far north as Coldwater, from as far South as Fort Erie, from as far west as Leamington and as far east as Trenton. Applications to lease stalls may be obtained at the Board office.

A AND B WAREHOUSES

There are 41.24 A and B units on two separate wings surrounding a central Buyers' Court. 'A' units face the Buyers' Court and consist of a store, (1716 sf); basement (2112 sf) and office space (320 sf). 20.39 'B' units, adjacent to the Cold Storage building, consist of a store (1331 sf) and a basement (1573 sf). Access to all units and the cold storage is achieved via a central dock system.

ANNUAL OFFICES

Approximately 37,934 square feet of office space is located above the 'A' units of both wings. Of this, 24,814 square feet is annual office space with the remaining space occupied by offices included in the 'A' unit leases.

ROAD AND GATE

The areas comprising the common roadways and unassigned land constitute the Road and Gate cost centre. The Board maintains a main gate building which is occupied 24 hours/day, 7 days/week. Loads are received at the gate at anytime.

RAILWAY

The Board currently has one house track and a small track area which serves the Market. The amount of track within the Terminal has been reduced to reflect the diminishing demand of rail services to the Terminal.

PARKING

The Board operates a parking deck structure which covers approximately one half of the Farmers' Market stalls. On this structure 575 cars are parked.

MARKET ACTIVITY

March 31, 1992

NUMBER OF PAID ENTRIES* 24,913 vehicles

*trucks delivering produce to wholesalers

FARMER'S MARKET 3,031 daily paid entries 34,206 leaseholders*

*stall use by farmers market tenants

COLD STORAGE 5,421,956 number of pieces received

TONNAGE 825,000 tons

It is estimated that over one million vehicles enter and exit the Terminal each year.

It is estimated that the Terminal provides direct and indirect employment for over 15,000 people. This figure includes those persons directly employed at the Terminal and others who indirectly gain their employment from the Terminal such as farmers, buyers and truckers.

MARKET PARTICIPANTS

FARMERS:

Many Ontario farmers use the Farmers' Market section of the Terminal to distribute their produce. Farmers who wish may distribute their produce on a commission basis through the warehouse units. It is estimated over 120 different commodities of produce are sold in the Farmers' Market ranging from speciaity Chinese vegetables to apples, pears and potatoes. In addition, a growing number of bedding plants, potted plants and cut flowers are sold in the Farmers' Market.

WHOLESALE UNITS:

These units are leased to companies who sell produce from Ontario and any other region in the world. All units are fully leased.

BUYERS:

The buyers who purchase at the Terminal reflect the ethnic background of the Province. The majority of the buyers operate fruit and vegetable stores of sizes ranging from large independent retailers to smaller corner markets. In addition, corporate stores, restaurants, jobbers, institutional buyers, florists, peddlers and caterers purchase at the Terminal. More than 6,000 buyers are registered. Buyers must register with the Board and prove they are not the end consumer of their purchases.

The diverse ethnic background of Ontario is reflected in the buyers purchases and, as a result, a wide range of produce from all regions of the world is available at the Terminal. Buyers travel from as far west as Sarnia, east to Kingston, south to Fort Erie and north to Timmins. Produce is shipped out of the Terminal to out of Province buyers.

SERVICE ORGANIZATIONS:

Many varied service groups rent office space in the Terminal. To serve the Terminal, such organizations as inspection offices, produce brokers, truck brokers, grower co-operatives, restaurants, buyers and a bank lease office space.

TRUCKERS:

Independent truckers have become the primary method of transportation of produce to the Terminal. Produce is brought to the Terminal by truck from various regions of Canada and the United States. Trucks bring produce from Florida within 48 hours, from California within 76 hours and overnight from eastern seaports thereby assuring fresh produce.

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period
91	Klepka Boleslaw	Grower	Fall
93	Sgambelluri J	Grower	Fall
95	Kaczmarski Henry	Grower	Fall
96	Sampl Alois	Grower	Fall
97	Kosem Mike & Rita	Grower	Fall
98	Chodarcewicz Joseph	Grower	Fall
99	Voogt Peter	Grower	Fall
100	Marchalewicz John	Grower	Fall
102	Heim T & G	Grower	Fall
103	Schouwenaar J	Grower	Fall
104	Schouwenaar H & G	Grower	Fall
105	Shelton L	Grower	Fall
106	Willms John	Grower	Fall
107	Stewart Orchards	Grower	Fall
108	Kowalik C & P	Grower	Fall
109	Ivanchuk W	Grower	Fall
110	Hildreth Farms (Martin)	Grower	Fall
111	Hildreth Jack	Grower	Fall
112	Hildreth Jim	Grower	Annual
113	Warner Farms	Grower	Fall
114	Sobkowich Stan	Grower	Fall
115	Kukovica Frank	Grower	Annual
116	Starc Frank	Grower	Fall
117	Gaetanos Green	Grower / Dealer	Annual
118	C & H Gardens	Grower / Dealer	Annual
119	C & H Gardens	Grower / Dealer	Annual
120	Pineholm Farms	Grower / Dealer	Annual
120	Pineholm Farms	Grower / Dealer	Annual
121	Pineholm Farms	Grower / Dealer	Annual
122	Kolonics Louis	Grower	Annual
123	Kolonics Louis	Grower	Annual
124	Tannous Charles	Dealer	Annual
125	Tannous Charles	Dealer	Annual
126	Lakeshore Produce	Grower / Dealer	Annual
127	Elias Sam	Grower / Dealer	Annual
128	Fracchioni Louis	Dealer	Annual
129	Peters Antoine	Grower / Dealer	Annual
130	Transway Produce	Dealer	Annual
131	Visser Leo	Grower / Dealer	Annual
132	Visser Leo	Grower / Dealer	Annual
133	Thomas Paul	Grower / Dealer	Annual
134	Thomas Paul	Grower / Dealer	Annual
135	Groenewegen Neil	Grower / Dealer	Annual
136	Groenewegan Neil	Grower / Dealer	Annual
137	Groenewegan Neil	Grower / Dealer	Annual
138	Aziz Louis	Grower / Dealer	Annual
139	Aziz Louis	Grower / Dealer	Annual
140	Zakaria Bill	Dealer	Annual
141	Koorneef Produce	Grower / Dealer	Annual
142	Koorneerf Produce	Grower / Dealer	Annual
143	Prins James	Grower	Annual
144	Scarafile Produce	Dealer	Fall
145	Philbrick Jack	Grower	Annual
146	Lizak T Farms	Grower	Fall
146			Spring
147	Lizak T Farms	Grower	Fall
147			Spring
148	Sobkowich Ed	Grower / Dealer	Annual
149	Sobkowich Ed	Grower / Dealer	Annual
150	Borowsky Farm	Grower	Annual
151	Suthons Don	Grower	Annual
152	Blizman Steve	Grower	Annual
153	Komienski Farms	Grower	Annual
154	Komienski Farms	Grower	Annual
155	Omar Farms	Grower	Annual
156	Omar Farms	Grower	Annual
157	Tiveron J & Sons	Grower / Dealer	Annual
158	Tiveron J & Sons	Grower / Dealer	Annual
159	Greers Wholesale	Dealer	Annual
160	Ranjit Raymond	Grower	Annual
161	Cerasani James	Dealer	Annual
162	Pettitt Bros	Grower	Annual
163	Eng Teddy	Grower	Annual
164	Kowalik R & E	Grower	Fall
164	Saliba M	Grower	Spring
165	Saliba A	Grower	Annual
166	Martins Antonio	Grower	Annual
167	Saliba Joseph	Grower	Annual
168	Saliba B & M	Grower	Annual
169	Gucciardi G	Grower	Annual
170	Caledon Produce	Grower	Annual
171	Caledon Produce	Grower	Annual
172	Falbo Frank	Grower	Annual
173	Grisonich D	Grower	Fall
173	Saliba Paul	Grower	Spring
174	Singh R	Grower	Annual
175	Saliba J D	Grower	Annual
176	Bayshore Veg Shippers	Dealer	Annual
177	Beanhaven Farms	Grower	Fall
177	Van Elslander Ray	Grower	Spring
180	Street Produce	Grower / Dealer	Annual
181	Street Produce	Grower / Dealer	Annual
182	Davis Fred	Dealer	Annual
183	Davis Fred	Dealer	Annual
184	Walnut Valley Farm (E.)	Grower	Fall
184	Blyleven Walter	Grower	Spring
185	Wiley Bros Farms Ltd	Grower	Annual
186	Salem Farm Ltd	Grower	Annual
210	Prokopchuk Steve	Grower	Annual
211	Sunny Acre Farm	Grower	Annual
212	Lum John	Grower	Annual
213	Happy Chung	Grower	Annual
214	Scotch W	Grower	Annual
215	Scotch W	Grower	Annual
216	Sonyi Gozo	Grower	Annual
217	Gammicchia A	Grower	Annual
218	Fasullo D	Grower	Annual
219	Sun Garden '87	Grower	Annual
220	Blue River Farm	Grower	Annual
221	Wings Farm	Grower	Annual
222	Luk Ham	Grower	Annual
223	Wong Hock Yee	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower / Dealer	Period
224	Green Valley Farm	Grower	Annual
225	Green Valley Farm	Grower	Annual
226	Green Valley Farm	Grower	Annual
227	Chow's Farm	Grower	Annual
228	Chow's Farm	Grower	Annual
229	Chow Eddy	Grower	Annual
230	Hing Jan	Grower	Annual
231	Hing Jan	Grower	Annual
232	Lee Art	Grower	Annual
233	Kwan Chow Yim	Grower	Annual
234	Lee Kun Foo	Grower	Annual
235	Young Gee	Grower	Annual
236	Young Norman	Grower	Annual
237	Zamecnik (E.Z. Grow)	Grower / Dealer	Annual
238	Gegeny K	Grower	Annual
239	Rudnick J	Grower	Annual
240	Borean L	Grower	Annual
241	Marcucci J	Grower	Annual
242	Atkinson Bros	Grower	Annual
243	DiGirolamo J Farm	Grower	Annual
244	Pinky-Dean Farms	Grower	Fall
244			Spring
245	Gatto Flowers	Dealer	Annual
246	Kwarciany J & T	Grower	Annual
247	Caietta Andre	Grower	Annual
248	Hillview Gardens	Grower / Dealer	Annual
249	Cipponeri S	Grower	Annual
250	Laurenssen Keith	Grower	Annual
251	Dutka Roman	Grower	Annual
252	Piattelli Enrico	Grower	Annual
253	Tyios Harry	Grower	Annual
254	Ferragina L & D	Grower	Annual
255	Naso Alberto	Grower	Annual
256	Pistritto Vince	Grower	Annual
257		Grower	Fall
257	Ing Sunny	Grower	Spring
258	Goulart Manuel	Grower / Dealer	Annual
259	Vasarajs Stanley	Grower	Annual
260	Maiorano Vince	Grower	Annual
261	Maiorano Vince	Grower	Annual
262	Grassie Produce	Grower	Annual
263	Majpruz Nick	Grower	Annual
264	Jabbour Sarkis	Grower	Annual
265	Jauhal Nirmal	Grower	Annual
310	Deli Louis	Grower / Dealer	Annual
311	Loffredo F	Grower	Annual
312	Bunk Egon	Dealer	Annual
313	Bunk Egon	Dealer	Annual
314	Sharples Greenhouse	Grower	Annual
315	Magalas H	Grower	Fall
315	Boekestin Greenhouse	Grower	Spring
316	Vincic Spiro	Grower	Annual
317	Overholt Orchards	Grower	Annual
318	Distefano V	Grower	Annual
319	Cherry Ave Farm	Grower	Fall
319	Konkle Michael	Grower	Spring

Stall	Leaseholder	Grower / Dealer	Period
320	Meyers Fruit Farm	Grower	Annual
321	Zicari L	Grower	Annual
322	Clarkson P A	Grower	Annual
323	Clarkson P A	Grower	Annual
324	Taylor David	Grower	Annual
325	Gorecki Karl	Grower	Annual
326	Cudmore W	Grower	Annual
327	Cudmore W	Grower	Annual
328	Borcsok Paul	Grower	Annual
329	Van Der Marel Joe	Grower / Dealer	Annual
330	Van Der Marel Joe	Grower / Dealer	Annual
331	McCarthy Jim	Grower	Annual
332	McCarthy Jim	Grower	Annual
333	Schuurman Greenhouse	Grower	Annual
334	Goetz J & Son	Grower	Annual
335	Goetz J & Son	Grower	Annual
336	Engberts Gerald	Grower / Dealer	Annual
337	Rottier Louis	Grower	Annual
338	Obrist Fred	Grower	Annual
339	Millgrove Greenhouse	Grower	Annual
340	Sy's Flowers Ltd	Dealer	Annual
341	Juras Marian	Grower	Annual
342	Delean A	Grower	Annual
343	Fett Steve Jr	Grower	Annual
344	Fett Stefon	Grower	Annual
345	Tigchelaar R H	Grower	Annual
346	Nyland Greenhouse	Grower / Dealer	Annual
347	Westbrook Greenhouse	Grower / Dealer	Annual
348	Flack George	Grower / Dealer	Annual
349	Fisher Peter	Grower	Annual
350	Vanderburgh Farms	Grower	Annual
351	Vanderburgh Farms	Grower	Annual
352	Laurenssen John	Grower	Annual
353	Laurenssen John	Grower	Annual
354	DeFilippis Dominic	Grower / Dealer	Annual
355	Latimer Don	Grower	Annual
356	Vander Dussen P	Grower	Annual
357	Zomer Bros Greenhouse	Grower	Annual
358	Elliot Wm & Sons	Grower	Annual
359	Elliot Donald	Grower	Annual
360	Spring Valley Gardens Inc	Grower	Annual
361	Debono Louis	Grower	Annual
362	Mahe Joseph	Grower	Annual
363	Kuchma Morris	Grower	Annual
364	Skoblenick Joe	Grower	Fall
364	Knipfel J	Grower	Spring
365	Dekker H Ltd	Grower / Dealer	Annual
410	Kocsis Tom	Grower	Fall
410	Van Vliet Bros	Grower	Spring
411	Boncheff Geo	Grower	Annual
412	Boncheff Geo	Grower	Annual
413	Huber Walter	Grower	Annual
414	Senko Walter	Grower	Fall
414		Grower	Spring
415	Ravensbergen	Grower / Dealer	Annual
416	Kralt Jack & Sons	Grower	Annual

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower Dealer	Period
417	Turner Cliff	Grower	Annual
418	Duesling Wayne	Grower	Annual
419	Valk Greenhouse	Grower	Annual
420	De Vries John	Grower Dealer	Annual
421	Stys Gladys Jean	Grower	Fall
421	Gilbert Flowers	Grower	Spring
422	Stevens Fred	Grower	Annual
423	Paul Vos Greenhouse	Grower	Annual
424	Rice Road Greenhouse	Grower	Annual
425	Mergl Frank	Grower	Fall
425	Staalduinen Floral Ltd	Grower	Spring
426	Palumbo Mario	Grower	Annual
427	Ferragine Peter	Grower	Annual
428	Riga Rosario	Grower	Annual
429	Zdriluk A M	Grower	Annual
430	Zdriluk Mary	Grower	Annual
431	Vandergrift Wholesale	Dealer	Annual
432	Vander Hoeven C	Grower	Annual
433	Mitchener Jack	Grower	Annual
434	Wildhagen Peter	Grower	Annual
435	Vanden Broek Chas	Grower	Annual
436	Rusling Don	Grower	Annual
437	Medynski A & P	Grower	Annual
438	Bradford Greenhouse	Grower	Annual
439	Srebnik Mary	Grower	Annual
440	Creekside Gardens	Grower	Annual
441	Sorensen Kristian	Grower	Annual
442	Colwell Murray	Grower	Annual
443	Hollo-Maple Farms	Grower	Annual
444	Folmeg Anton	Grower	Annual
446	Skoblenick Steve	Grower	Fall
446	Scott Street Greenhouse	Grower	Spring
447	Szabo Antal	Grower	Annual
448	Shaw Terry	Grower	Fall
448	Zomer Gardens	Grower	Spring
449	Gomes Charles	Grower	Fall
449	Benko Joe	Grower	Spring
450	Vangeest Gardens	Grower	Annual
451	James White Florists	Grower	Annual
504	Wolfert Dick	Grower / Dealer	Annual
505	Wolfert Dick	Grower / Dealer	Annual
506	Mandryk Ron	Grower	Annual
507	Fekette Gabriel & Elizabeth	Grower	Annual
508	Smeenk Ted	Grower	Fall
508			Spring
509	Murre John	Grower	Annual
510	Hudec John	Grower	Annual
511	Montalbano Pasquale	Grower	Annual
512	Philipp Hal	Grower	Annual
513	Loffredo Emilio	Grower	Annual
514	Davis Dennis	Grower	Fall
514	Freeman Farms	Grower	Spring
515	Shing Fong Farms	Grower	Annual
516	Lun Sang Farms	Grower	Annual
517	Choy Cho Yee	Grower	Annual
518	Sue Brothers	Grower	Annual

Stall	Leaseholder	Grower Dealer	Period
519	Wan Cho Shee	Grower	Annual
520	Gaetano Salvatore	Grower	Annual
521	Jagodics Julius	Grower	Annual
522	Jagodics Julius	Grower	Annual
523	Gorzo John	Grower	Annual
524	Macri Farms	Grower	Fall
524	Cacciola Rocco	Grower	Spring
525	Lachowsky Bohdan	Grower	Fall
525	Colonial Florists	Grower	Spring
526	Bourak Peter	Grower	Fall
526	Colonial Florists	Grower	Spring
527	Mertens Otto	Grower	Fall
527	Colonial Florists	Grower	Spring
528	Welsh Wayne	Grower	Fall
528		Grower	Spring
529	Medve Les & Sons	Grower	Annual
530	Medve Les & Sons	Grower	Annual
531	Cave Spring Orchards	Grower	Fall
531	Nicol Florists	Grower	Spring
532	Lehmans Farm	Grower	Annual
533	Lehmans Farm	Grower	Annual
534	Nemeth Steve	Grower / Dealer	Annual
535	Nemeth Steve	Grower / Dealer	Annual
536	Boot J L	Grower	Annual
537	Romaniuk Bob	Grower / Dealer	Annual
538	Harry P Voogt Greenhouse	Grower	Annual
539	Domio Bruno	Grower	Fall
539	Andrushko Taras	Grower	Spring
540	Komienski Wayne	Grower	Annual
541	Pendola Mario	Grower	Annual
542	Shabatura Peter	Grower	Annual
543	Ditsch A	Grower	Annual
544	Schnitzer Ed	Grower	Fall
544	Gregory Greenhouses	Grower	Spring
610	Lambert Al	Grower	Annual
611	Ferreira Jose	Grower	Annual
612	Skubel Bruno	Grower	Fall
612	Vanegmond Harry & Sons	Grower	Spring
613	Ubeid Nabhan	Grower	Annual
614	Zimmerman Sigrid	Grower	Fall
614	Lagerwerf Ken	Grower	Spring
615	Demianiw George	Grower	Fall
615	Moes Greenhouses	Grower	Spring
616	Fratric P	Grower	Fall
616	Moes Greenhouses	Grower	Spring
617	Sroka Walter	Grower	Fall
617	Broadway Gardens	Grower	Spring
618	Durham Donald	Grower	Annual
619	Holubowsky Paul	Grower	Fall
619	Scharringa Greenhouses	Grower	Spring
620	Schlosser Edgar	Grower	Fall
620	Scharringa Greenhouses	Grower	Spring
621	Lenko William	Grower	Fall
621	Dutch Mill Gardens	Grower	Spring
622	Pohorly Frank	Grower	Fall
622	Ben Vellekoop Greenhouses	Grower	Spring

FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower Dealer	Period
623	Lovshin Albert	Grower	Fall
623	Ben Vellekoop Greenhouses	Grower	Spring
624	House E & S	Grower	Annual
625	Hiemstra G	Grower	Annual
626	J & R Produce	Grower	Fall
626	A V Greenhouse	Grower	Spring
627	Kralj Mirko	Grower	Fall
627	A V Greenhouse	Grower	Spring
628	Saraiva Sebastian	Grower	Fall
628	Posavad J	Grower	Spring
629	Miles Kevin	Grower	Annual
630	Ternes Bernhard	Grower	Annual
631	Lubinsky John	Grower	Fall
631	Horbach's Farms	Grower	Spring
632	Tchorek Joseph	Grower	Fall
632	Kievit H (Greenacres)	Grower	Spring
633	Tilstra Samuel	Grower	Annual
634	Busch Frank	Grower	Annual
635	New Style Gardening	Grower	Annual
636	North End Gardens	Grower	Annual
637	Kalabis Tadeusz	Grower	Annual
638	Van Elswyk Adrian	Grower	Annual
639	Pendola John	Grower	Annual
640	McConkey W E & Sons	Grower	Annual
641	Kemeny Michael	Grower	Annual
642	Lament S	Grower	Fall
642			Spring
643	Smith Francis	Grower	Annual
644	Sroka Joe	Grower	Fall
644	Smith Norman	Grower	Spring
645	Toic Boz Jr	Grower	Fall
645	Dodd's Greenhouse	Grower	Spring
646	Marques John	Grower	Annual
647	Holowatyj Mike	Grower	Fall
647	Central Greenhouses	Grower	Spring
648	Hurkens Peter	Grower	Fall
648	Garden City Greenhouses	Grower	Spring
649	Naka Willy	Grower	Annual
650	Urysz Stanley	Grower	Fall
650	Flower Hill Farms	Grower	Spring
651	Martin Farms Ltd	Grower	Annual
710	McGillion M	Grower	Fall
710	Reschner John	Grower	Spring
711	Shisko Mike	Grower	Annual
712	Tuczapski W	Grower	Annual
713	Boccalon Natale	Grower	Annual
714	Burgio Vince	Grower	Fall
714	Jordan Greenhouses	Grower	Spring
715	Kinlee Orchards	Grower	Annual
716	Aitkin Tom	Grower	Annual
717	Uptown Farm Produce	Grower	Annual
718	Poole Frank	Grower	Annual
719	Nowak Edmond	Grower	Annual
720	Dachuk Gordon	Grower	Fall
720		Grower	Spring
721	Meleca Carlo	Grower	Fall
721	Posavad Rudy	Grower	Spring
722	Fedorowich Lillian	Grower	Fall
722	Lockview Greenhouses	Grower	Spring
723	Szczuczko F	Grower	Fall
723	Postma's Greenhouses	Grower	Spring
724	Culp George	Grower	Annual
725	Empire Orchards	Grower	Fall
725	Watson Farms	Grower	Spring
726	Delima Jamie	Grower	Fall
726	Northview Greenhouses	Grower	Spring
727	Tybin Pauline & Nick	Grower	Fall
727	Kowaluk Dennis	Grower	Spring
728	Ben Veldhuis Ltd	Grower	Annual
729	Lach Joseph	Grower	Fall
729	Walgrave R & W Greenhouses	Grower	Spring
730	Tintern Gardens	Grower	Annual
731	Horbach's Farms & Greenhouse	Grower	Fall
731	Vanderkooy Harry	Grower	Spring
732	Skarja Greenhouses	Grower	Annual
733	Grebenc Farms	Grower	Annual
734	Maple Lane Farms	Grower	Annual
735	Krizay Frank	Grower	Fall
735		Grower	Spring
736	Singh Gurnham	Grower	Annual
737	John Barth	Grower	Annual
738	Tool Johannes	Grower	Annual
739	Mario Vegetable Farm	Grower	Fall
739	Verrips Gerry	Grower	Spring
740	Baxter Farms	Grower	Annual
741	Halls Fruit Farm	Grower	Annual
742	Birk Farms	Grower	Annual
743	Dionis Lorenzo	Grower	Fall
743	Lee Ken	Grower	Spring
744	Proracki Frank	Grower	Fall
744	Virgil Greenhouses	Grower	Spring
745	Oliveira John & Maria	Grower	Annual
746	Emre Charles	Grower	Annual
747	Langendoen John	Grower	Annual
748	Woodbridge Veg Farm	Grower	Annual
749	Lapadat Victor	Grower	Fall
749	Vos Henry	Grower	Spring
750	Kozak Thomas & Sons	Grower	Annual
810	Burbridge John	Grower	Annual
811	Steele David W	Grower / Dealer	Annual
812	Kwarciany Richard Jr	Grower / Dealer	Annual
813	Monteforte G	Grower	Annual
814	Emslie T	Grower	Fall
814	Bloomsburg Greenhouses	Grower	Spring
815	Garnham Wayne	Grower	Fall
815	Zwinkels Greenhouses	Grower	Spring
816	Deli David	Grower	Annual
817	Rusyn John	Grower	Fall
817	Vander Knyff Arie	Grower	Spring
818	Sitko Farms	Grower	Fall
818	Vander Knyff Arie	Grower	Spring
819	Taylor Arthur	Grower	Fall

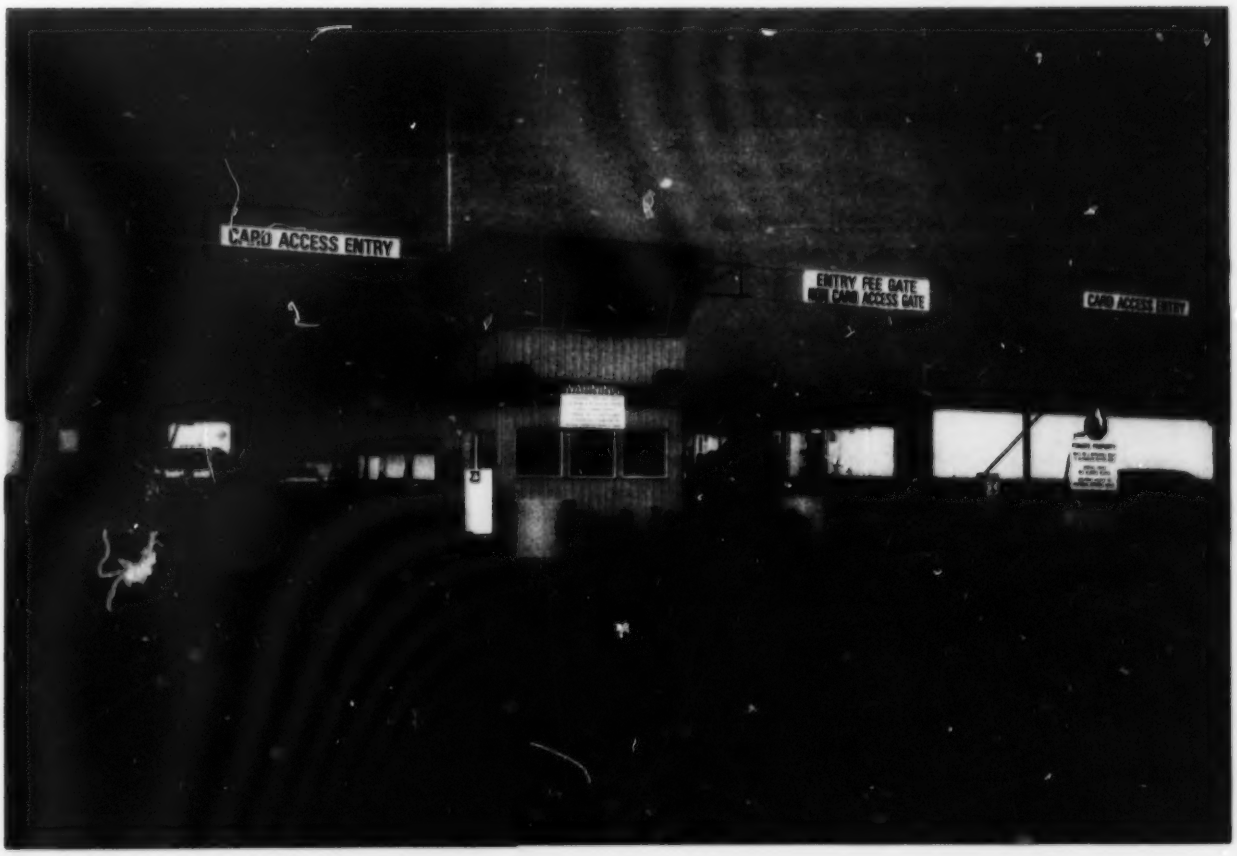
FARMERS MARKET LEASEHOLDERS

Stall	Leaseholder	Grower Dealer	Period
819		Grower	Spring
820		Grower	Fall
820	Sunnyside Flowers	Grower	Spring
821	The Mill Open Air Market Ltd	Grower	Annual
822	Woodland Greenhouses (H Donders)	Grower	Annual
823	Kozak Peter	Grower	Fall
823	Latour Jeltje	Grower	Spring
824	Puglisi Salvatore	Grower Dealer	Annual
825	Puglisi Guiseppe & Son	Grower	Annual
826	Gucciardi Luigi	Grower	Fall
826	Mona Lisa Gardens Ltd	Grower	Spring
827	Johnston Bill & Julie	Grower	Annual
828	Laurenssen William	Grower	Annual
829	Howard Wayne	Grower	Annual
830	Van Eck Greenhouses	Grower	Annual
831	Sun Lee Farm	Grower	Annual
832	Veens Gerry & Irene	Grower	Fall
832	Degelder	Grower	Spring
833	Lukezic Tony	Grower	Annual
834	Klaric Angela	Grower	Annual
835	Lennox Farm Ltd	Grower	Annual
836	Van Der Kooi Joe	Grower	Annual
837	Bartello Fruit Farm	Grower	Fall
837	Pete's Perennials	Grower	Spring
838	Milicic Ivan	Grower	Annual
839	Haakman Rob	Grower	Fall
839	Voskamp J	Grower	Spring
840	Reschner John	Grower	Fall
840	Danbrook Greenhouses	Grower	Spring
841	Layter A	Grower	Fall
841	Haakman Rob	Grower	Spring
842	Jackson A B & Son	Grower	Fall
842	Allan Scott Greenhouses	Grower	Spring
843	Smyrechinsky Tony	Grower	Annual
844	Fernlea Flowers	Grower	Annual
910	Kukielka Stan & Henry	Grower	Annual
911	Desplenter Guido	Grower	Annual
912	Martins Family Fruit Farm	Grower Dealer	Annual
913	Ostromecki H	Grower	Annual
914	Decroos John	Grower	Annual
915	Hortner John	Grower	Annual
916	Turco Vincent	Grower	Annual
917	Graaskamp Family Egg Ranch	Grower Dealer	Annual
918	Kabara Edward	Grower	Annual
919	Trostenko George	Grower	Fall
919	Schouwenaar George	Grower	Spring
920	Iveys Inc	Grower	Annual
921	G P Vegetable Farms	Grower	Annual
922	Freskiw Farms	Grower Dealer	Annual
923	Adams Greenhouses & Fruit Farm	Grower	Annual
924	The Greenhouses	Grower	Annual
925	White David	Grower	Annual
926	Benedetto Joseph	Grower	Annual
927	Piazza Teresa	Grower	Annual
928	Bozek Fred	Grower	Annual
929	Casey's Greenhouses	Grower	Annual
930	Pedro Gilberto	Grower	Annual
931	Van Brugge Peter	Grower Dealer	Annual
932	Vincic Dusan	Grower	Fall
932	Herridge Donald & E	Grower	Spring
933	Castelo David	Grower	Fall
933	De Goey John	Grower	Spring
934	Van Goethem Mark	Grower	Annual
935	Den Besten Hendrik	Grower	Annual
936	Procyk Farms Ltd	Grower	Fall
936	Fluit Nurseries	Grower	Spring
937	Hanson Bruce	Grower	Fall
937	Waterfront Nurseries	Grower	Spring
938	Hyde Grant	Grower	Annual
939	Werbicky Rudy or Raymond	Grower	Annual
940	Carewsky William	Grower	Annual
941	Barranca Carlo	Grower Dealer	Annual
942	Pappani N	Grower	Annual
943	Burke Brian	Grower	Annual
1012	Mannoe George	Grower	Annual
1013	Country Herbs	Grower	Annual
1014	Sosnicki Joseph	Grower	Annual
1015	Bonnets Nursery & Greenhouses	Grower	Annual
1016	Dutch Mill Gardens (Ed Scharrenga)	Grower	Annual
1017	Bianchi Bros	Grower	Annual
1018	Amherst Greenhouses	Grower	Annual
1019	Elliott Jack W	Grower	Annual
1020		Grower	Fall
1020	GM Garden Center	Grower	Spring
1021	Hyland Wholesale	Grower Dealer	Annual
1022	Buchner's Greenhouses	Grower	Annual
1023	Lukezic Ed	Grower	Annual
1024	Gaetano Tony	Grower	Annual
1025	Storehouse Farms	Grower	Fall
1025	Voskamp Greenhouses	Grower	Spring
1026	Economy Farmers Market Ltd	Grower	Fall
1026		Grower	Spring
1027	Couwenholm Farm Ltd	Grower	Annual
1028	Cherneys Flowers	Grower	Annual
1029		Grower	Fall
1029	Heidaway Greenhouses	Grower	Spring
1030	Wagenmaker Gus & Sons Greenhouses	Grower	Annual
1031	Tree Valley	Grower	Annual
1032	Debono Edward	Grower	Annual
1033	Wilson J H (Jeff)	Grower	Annual
1034	Sunnyridge Growers	Grower	Annual
1035	Wiens Johannes E	Grower	Annual
1036	CMS 828397 Ontario	Grower Dealer	Annual
1037	Ytsma W	Grower	Annual
1038	Binnendyk A	Grower	Annual
1039	Chantler Douglas A	Grower	Annual
1040	Posie Packer Inc	Dealer	Annual

WAREHOUSE LEASEHOLDERS

		UNITS	
SOUTH WING		A	B
1	Dominion Citrus & Drugs	102a, 102 104, 106 108	
2	Brostal Holdings Inc.	110	
3	Italian Produce	112	
4	Rite-Pak Produce Co. Ltd.	114, 116 118, 120	152, 154
5	Ontario Tree Fruits Ltd.	120a, 122 138,140	
6	Stronach & Sons Ltd.	128, 130	
7	Lamantia & Russell Produce Ltd.	124, 126	
8	North American Produce Buyers Ltd.	132	
9	C. Charles & Co. (1973) Ltd.	134	
10	Chiovitti Banana Co. Ltd.	136	156, 158 160, 162
11	Gambles Produce Limited		142, 144 146
12	Gus Amodeo Produce Ltd.		148
13	Macap Produce		150
NORTH WING			
14	White & Company, The	101a, 101 103	
15	P. Culotta & Co. Ltd.	105, 107	
16	Mitchell Pacific (1985) Co.	109, 111	
17	King & Raphael, Toronto	113	
18	Provincial Fruit Co. Ltd.	115, 117 119	
19	F.G. Lister & Co. Ltd.	121a, 121 123, 125	
20	Lenson Celery (1975) Ltd.	127, 129	
21	Morris Brown & Sons Company Limited	131	
22	Mel-O-Ripe Banana Brands Limited	133	
23	Tomato King Ltd.	135	
24	Canadian Fruit & Produce Co. Inc.	137	
25	Ontario Produce Company	139a, 139	141b, 143 145, 147 149, 151 153, 155
26	Veg-Pak Produce Company Ltd.		157, 159 161b

Note: A-units are selling units fronting on the Buyers' Court
B-units are auxiliary units flanking the Cold Storage facilities.



New Front Gates

OFFICE LEASEHOLDERS:

Of the 234 office spaces available at the Ontario Food Terminal, 83 are occupied by lessees of warehouse space.

Names of Annual Office Leaseholders:

Bank of Montreal
Kroft Investments
Ontario Potato Distributing Inc.
Sunkist Growers Incorporated
M.L. Catania Co. Ltd.
Nevard, Van Benthem & Wakeman Brokerage Ltd.
B.C. Tree Fruits Limited
Kelly Orchards Ltd.
Ontario Produce Company
Toronto Wholesale Fruit & Produce Merchants Association
Lenson Celery (1975) Ltd.
Lee Brokerage Ltd.
F.G. Lister & Co. Ltd.
Global Fruits & Produce Ltd.
Canadian Fruit & Produce Co. Inc.
Dominion Citrus & Drugs Ltd.
Rite-Pak Produce Co. Ltd.
Austin & Masters Ltd.
North American Produce Buyers Ltd.
Gambles Produce Limited
G.A. Love Foods Inc.
Eglinton Fine Food Ltd.
Richard E. Ryan & Associates
Agriculture Canada
Ontario Ministry of Agriculture and Food
Ontario Greenhouse Vegetable Producers Marketing Board
Geo. Deslauriers (1975) Inc.
Regal Produce Brokerage Central Inc.
Premium Brokers Inc.
Bradbro Produce 1990 Incorporated
Knob Hill Farms Ltd.
Trans Continental Trading
C.H. Robinson Company (Canada) Ltd.
Merit Truck Brokers
Veg-Pak Produce Company Ltd.
Morris Brown & Sons Company Limited
Sunbelt Transportation Services

SHORT TERM WAREHOUSE LEASEHOLDERS:

Morris Brown & Sons Company Limited
Chiovitti Banana Co. Ltd.
City Foods

RESTAURANTS:

Bill Maur Coffee Shop
Market Garden Restaurant

THE BOARD AND STAFF:

The Ontario Food Terminal Board consists of seven members, appointed by the Lieutenant Governor of Ontario, upon recommendation of the Ontario Minister of Agriculture and Food.

Board members terms ended Jan. 27/92

*Allan Collins, Chairman	Woodbridge
Joe Melara, Vice-Chairman	Toronto
Grace Dekker	Strathroy
Keith Collver	Simcoe
Wayne Giles	Toronto
*John Lum	Mount Albert

C.E. Carsley, General Manager

I.B. Nicholas, Secretary Treasurer
Assistant General Manager
T. Chowns, Operations Manager
A. Kambo, Sgt. of Police
R. Osborne, Cold Storage Manager

*Term ended November 30, 1991